

Application ref: 2023/5420/P
Contact: Sophie Bowden
Tel: 020 7974 6896
Email: Sophie.Bowden@camden.gov.uk
Date: 22 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

ADARA
20 Bittacy Road
London
NW7 1BP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26B St Edmund's Terrace
London
NW8 7QB

Proposal:
Erection of first floor side extension and installation of glass roof over front lightwell.

Drawing Nos:
26bSET-100; 26BET-101; 26BET-102; 26BET-103; 26BET-104; 26BET-105; 26BET-106; 26BET-107; 26BET-108; 26BET-109.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

26bSET-100; 26BET-101; 26BET-102; 26BET-103; 26BET-104; 26BET-105; 26BET-106; 26BET-107; 26BET-108; 26BET-109.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a four-storey dwelling located on the north side of St Edmund's Terrace, which is not listed and is not located within a conservation area. The proposal involves the erection of a single storey extension above the existing ground floor side extension. The side extension was granted permission in 2002 and features a pitched roof.

The proposed extension would add approximately 1.7m height due to the shallower pitched roof, and would have a depth of approximately 5m. The extension would be finished in similar materials to the existing building, with brickwork and roof tiles to match. The extension would also feature two new windows, one to the front and one to the rear, which would be aluminium framed to match the rest of the building's windows and reasonably sized. Given the reasonable scale and matching design of the extension, it would appear subordinate to the host dwelling and in keeping with the street scene, as well as integrate well with the character and form of the existing building. Therefore, the proposed extension would be acceptable in terms of scale and siting and is of an appropriate design by virtue of its size and proposed materials.

To the front of the site, it is proposed to enclose the existing lightwell with an openable glass roof to create a winter garden at lower ground level, matching the neighbouring property at no.26a. The works would also entail the removal of the existing metal gate leading down to the lightwell, which would be replaced with brick to match the existing boundary wall. Although the proposal would be publicly visible, it would not harm the appearance of the building or constitute an inappropriate addition, and would therefore be acceptable.

The extension would be approximately 15m away from the residential property to the rear of the site and neither of the new windows would create new opportunities for overlooking into habitable rooms or harm the amenity of neighbours in terms of outlook or privacy. The modest scale of the extension would also mean that there would not be any significant impacts on daylight or sunlight, particularly because the adjacent property at no.26d does not have any windows to the side elevation facing the host dwelling. Therefore, the proposal would not be considered to result in harm to residential amenity.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer